

**Consultation Response from Alan Smith,
KC Waste Strategy (Refuse & Recycling)**

2026/90507 land adj, 21, Westcliffe Rise, Cleckheaton, BD19 5HX

Discharge of details reserved by conditions 4 (bat and bird boxes), 5 (bins), 6 (Phase II Report), 7-11 (Remediation Strategy), 12 (boundaries) on previous permission 2025/91577 for erection of two semi-detached dwellings

Date Responded: 10/03/2026

Responding Officer: Alan Smith

Responding Ref: WPN 26 008

1. Introduction

This response is provided by the Waste Collection Authority (WCA) and outlines operational requirements for waste storage and collection. These comments aim to support compliance with Kirklees Local Plan policies LP24 (d.vi), LP43, and the Highway Design Guide SPD. The aim is to achieve a safe and efficient waste collection service.

2. Condition

This application is for the discharge of details reserved by conditions 5 (bins).

Condition 5 states:

“Before development of the superstructure commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: *In the interest of highway safety and waste management and to accord with LP24 of the Kirklees Local Plan. This is a pre-commencement condition to ensure that any risk to highway safety is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development”.*

Developer’s response:

For Condition 5 the developer has submitted a drawing, Ref: “25/63/2”.

3. Outcome

The drawing only shows bin storage capacity for 2 x 240 L bins per property, whereas each property needs room for 3 x 240 L bins. The bins should also be screened and not left adjacent to doors or under windows. In addition, the bin collection point for both properties needs to be shown on the plan, adjacent to the adopted highway.

Given the information provided by the developer the WCA cannot agree to the Discharge of Conditions 5 for the site.